



Address: [3217 KATHY LN](#)
City: FORT WORTH
Georeference: 25405-45-9
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350B

Latitude: 32.6238146351
Longitude: -97.3647496406
TAD Map: 2036-348
MAPSCO: TAR-104N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION
Block 45 Lot 9

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A
Year Built: 1989
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 7/12/2024

Site Number: 06280145
Site Name: MEADOW CREEK #1 ADDITION-45-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,867
Percent Complete: 100%
Land Sqft^{*}: 6,762
Land Acres^{*}: 0.1552
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CORREA-PEREZ MARCO
CORREA-PEREZ AUROR
Primary Owner Address:
3217 KATHY LN
FORT WORTH, TX 76123-2049

Deed Date: 11/19/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209310800](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANDRIDGE MELVON LOUIS	1/13/1995	D205035686	0000000	0000000
DANDRIDGE ANITA;DANDRIDGE MELVIN L	9/8/1989	00097010002088	0009701	0002088
PULTE HOME CORP	4/27/1989	00095780001319	0009578	0001319
REDWOOD PROPERTIES INC	1/1/1988	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$214,986	\$40,000	\$254,986	\$254,986
2024	\$214,986	\$40,000	\$254,986	\$254,986
2023	\$221,115	\$40,000	\$261,115	\$245,022
2022	\$182,747	\$40,000	\$222,747	\$222,747
2021	\$152,736	\$40,000	\$192,736	\$192,736
2020	\$137,627	\$40,000	\$177,627	\$177,627

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.